



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights, Colorado Springs, Colorado. 80915-5400

(719) 570-1599 | www.hammersconstruction.com

Specializing in Design/Build

Letter of Intent

Final Plat –

Owner Information

Hammers Construction, Inc.
1411 Woolsey Heights
Colorado Springs, CO 80915
Project Name: Claremont Business Park
Fil No. 3
Case L G
2432 Parkview Ln
Colorado Springs, CO 80906-1163

Jon & Nancy Barber Starr
5001 S. Clinton St.
Englewood, CO 80111-1333

Site:

See attached Legal Description
Address: 1111 Meadowbrook Parkway
Colorado Springs, CO 80915
Lot Size: 13.66 acres
Zoned – CS, CAD-C
Parcel number: 54081-01-054, 54054-12-004, 54081-01-027, 54054-12-002 & 54054-12-003

please check these
parcel nos to verify
they are all still active

please be aware that
we will require the
public improvements
to be in place prior to
building permit and
will require financial
assurances.

Request and Justification

Plat existing parcel to make a legal lot. Please **prefer** to plat drawing for overall proposal. A traffic study was provided with this application. In addition, there is sufficient water to create this lot as approvals and commitment letter has been provided by Cherokee.

Existing and proposed facilities, structures and roads.

The lot will be entered from Meadowbrook Pkwy utilizing the existing curb cuts. Hammers will develop and construct Gary Watson Point for the lots as shown. El Jefe Hts. will be constructed in the future once leasing sales reaches 50%.

Access easement

EPC ROW dedication

El Paso County has requested we provide a 45' **right of way reservation** as show on the preliminary plat between lots 6 & 7. This **reservation** is only to be used if El Jefe Heights' access point is ever required to close. By doing this, the remaining lots 8-10 won't be land locked. If this reservation ever needs to be developed, then this will happen with no cost to the County. In the meantime, this area will be maintained by the perspective owners of Lots 6 & 7 and usable to them until reservation may be ever forced to be developed for an access point.

You are platting the entire parcel. Your analysis as to whether fees are required shall include the entire parcel not just the 7 lots that make up the southern portion of the parcel. Please revise this section accordingly.

Per the plat drawing submitted you are platting 10 lots.

Drainage basin and Bridge fee.

Claremont Business Park Fil. No. 3, Tract A site consists of 8.30 acres. This project site was previously studied in the "Final Drainage Report for Claremont Business Park Filing No. 2", dated November 2006, by Matrix Design Group, Inc. The Drainage and Bridge fee calculations were determined at 80% impervious in the original drainage report. This re-plat development's impervious surface area is 1.959 acres. The non-impervious surface areas include the WQ pond, landscape/open space and steep slope adjacent to Hwy 24 and accounts of the balance of the site of 1.028 ac. The total proposed percent impervious surface area is 65.6%, less than that of the original calculations of 80%. Therefore, the re-plat of CBP Filing 3 into (7) lots under Claremont Business Park Fil. No. 3, shall not require additional drainage or bridge fees.

Additional Criteria for Approval

Conformance: The subdivision is in conformance with Master plan and preliminary plan for this parcel. The lot size and building size are similar to those approved through these applications. In addition, the use proposed are approved in the CS zone and consistent with those already in the Claremont Business Park, Filings 1 & 2. The setbacks and guidelines meet all the subdivision requirements in the previous filings. Furthermore, all reports/documents, designs, and other supporting materials have been submitted to EPC in the previous filings and have not changed. Any new requested information has been provided for approval. We feel this new proposed subdivision is consistent with the other filings and meet all subdivision regulations and EPC requirements of the Land Development Code (specifically Chapters 6 & 8).

Utilities: Cherokee Metro district is providing water and sewer to these proposed lots. Commitment letters have been provided from the district in regards to these services. Per Cherokee's letters, they provide that there is adequate water and sewer and they are able to take on this subdivision per their calculations. In addition, CSU has also provided commitment letters for the electric and gas services. They meet the requirements and are able to serve this subdivision.

Soils: the subdivision already has an existing soils report from the previous Claremont Business Park, Filing 2 and the soils engineer has confirmed that the soils have not changed. We feel a new report is not needed especially since construction during the past 13 years has not changed and no special precautions were needed w/ previous lots.

Drainage: A drainage report was submitted with this subdivision and meets the state statues as well as ECM. A water quality pond is proposed with the developing the site. We will meet the requirements of the ECM and construction per approved plans. In addition, the maintenance and required easements have been provided for approval and will be recorded with the proposed plat.

the application does not address master plan consistency. please address the EPC policy plan and water master plan in detail. for the water plan answer these questions: Where is the project (refer to region)
What is their water supply (central, wells, by whom)
If they are a central supplier, how have they addressed Section 3 (efficiencies, cooperation, reuse, storage, interconnection)
What standards of Section 4 are applicable, especially for groundwater (quality, economic life, sustainability)
How has the applicant addressed water supply needs at full buildout. Chapter 5
Have they planned for the project or the area to ensure adequate water in the future (efficiency, drought planning, conservation, flexibility in design, reuse, participating in regional water supply planning, renewable water partnerships and development, etc)



Service protection: All emergency response vehicles are able to access this site and meet the requirements per the Land Development code. Cimarron Hills Fire Department has provided a commitment letter to serve this subdivision. Any buildings will meet the regulations of the International Fire Code and any amendments the fire department may have implemented.

Off-site Impacts: Off-site improvements have been evaluated for this subdivision. We propose a 5'-0" detached sidewalk per El Paso County regulations along Meadowbrook Pkwy. A water quality pond is proposed for the development of these lots and will be constructed per ECM and state requirements. In addition, the buildings that were proposed meet the same architectural aesthetics as the existing buildings in the previous filings.

Assurances: The subdivision proposed will be part of the Claremont Business Park association. This will help to make sure the lots remains in good condition and adequately mitigated. In addition, financial assurances will be posted for the proposed water quality pond as well as any off-site impacts.

Mineral rights: Mineral rights owners were found on the site. These owners were notified of our proposal and no objections were made. If minerals are ever found on the property, the owner of the lots will provide access and a means to extract these minerals.

In conclusion, we feel we are meeting all the policies for a new subdivision per the El County Land Development Code as well as the Engineering Criteria Manual. The architectural components are consistent with other businesses located in the park. We feel this proposed subdivision will not impact the neighboring businesses and will not be a detriment to the any of the existing lots. This proposal will enhance the area and enables the development of the business park.

FYI: Pushing infrastructure such as Pond 1 and the associated drainage facilities on the northern portion of the site to a future site development as opposed to the final plat stage is not typically allowed. We will discuss with the Director and Engineering manager as to whether or not this will be allowed. You will be informed of the decision that is made.